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LEE COUNTY  
SOUTH CAROLINA

INITIAL  
RECONNAISSANCE SURVEY



LEE COUNTY  
SOUTH CAROLINA

INITIAL  
RECONNAISSANCE SURVEY

PREPARED FOR THE  
COUNTY OF LEE  
BY THE  
OFFICE OF THE GOVERNOR  
ADMINISTRATIVE DIVISION  
LOCAL AND REGIONAL ASSISTANCE

October , 1972

The preparation of this report was financed in part  
through a comprehensive planning grant from the  
Department of Housing and Urban Development.

**TITLE:** Lee County, South Carolina Initial Reconnaissance Survey

**AUTHOR:** Office of the Governor, Administrative Division, Local and Regional Assistance

**SUBJECT:** Analysis of local problems and presentation of a recommended planning program

**DATE:** October, 1972

**LOCAL PLANNING AGENCY:** Lee County Planning Commission

**SOURCES OF COPIES:** National Technical Information Service  
Springfield, Virginia 22151

HUD Regional Office Library, Region III  
645 Peachtree-Seventh Building  
Atlanta, Georgia 30323

Lee County Planning Commission  
Town Hall  
Bishopville, South Carolina 29010

**HUD PROJECT NUMBER:** SCP-1003

**SERIES NUMBER:** n/a

**NUMBER OF PAGES:** 39

**ABSTRACT:** A standard Reconnaissance Survey conducted in accordance with HUD 701 requirements and designed to identify the problems and needs of the locality that can be benefically affected by planning and to devise a comprehensive planning program tailored to the locality's problems and needs.

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## RECONNAISSANCE SURVEY FOR LEE COUNTY

### PURPOSE OF THE REPORT

The Initial Reconnaissance Survey for Lee County was conducted during the summer of 1972 as a joint effort by Lee County Officials, the Santee-Wateree Regional Planning Council, and the Office of the Governor, Administrative Division, Local and Regional Assistance.

The basic intent of the study was to analyze the key issues, opportunities, and development objectives in the county and evaluate the effectiveness of the county's comprehensive planning program as a vehicle for dealing with the present and future problems and prospects confronting Lee County.

As a result of this analysis, the report makes recommendations pertaining to the county's organization for planning, the quality and effectiveness of past planning efforts, and the type of planning work in which the county should be engaged during the coming years. The report concludes by recommending a schedule of planning work for the county, including a description of each planning task to be undertaken, estimated cost and schedules for such work (based on a five year planning period to be updated annually, with a specific program for the first year broken out in detail), and staff needs.

The five year schedule of planning work as recommended in this Reconnaissance Survey will be used by the Santee-Wateree Regional Planning Council and the Division of Administration, Local and Regional Assistance, as a primary basis for scheduling specific studies and planning work.

## LEE COUNTY - A SUMMARY ANALYSIS

### GENERAL INFORMATION

#### Location

Lee County is in the northeastern, central portion of South Carolina. When completed, I-20 will bisect the county along an east-west path. Bishopville, the county seat, is essentially at the center of the county and is approximately 54 miles from Columbia, 22 miles from Camden, 23 miles from Sumter, 24 miles from Darlington, and 34 miles from Florence.

#### Tabular Survey of Selected Socio-Economic Characteristics

The following five tables dealing with population, housing, economics, and labor are presented as a group, not only for general information, but as a further reference to topics discussed in the next major section of this report, "Development Decisions Facing Lee County."

In addition to the tables themselves, are various comments which point out some typical observations from the data.

The data itself is presented in such a manner that comparisons with neighboring counties can be made. These counties, in addition to Lee, are Clarendon, Sumter, and Kershaw and comprise the Santee-Wateree Regional Planning's four-county area of jurisdiction.



**TABLE 1**

**GENERAL POPULATION CHARACTERISTICS**

Year	Lee County			Clarendon County			Sumter County			Kershaw County		
	Total	Male	Female	Total	Male	Female	Total	Male	Female	Total	Male	Female
1940	24,908			31,500			52,463			32,913		
1950	23,173	11,450	11,723	32,215	15,839	16,376	57,634	28,275	29,359	32,287	15,895	16,392
White		3,786	3,878		4,688	4,691		12,434	12,175		8,291	8,255
Non-White		7,664	7,845		11,151	11,685		15,841	17,184		7,604	8,137
1960	21,832	10,710	11,122	29,490	14,339	15,151	74,941	37,335	38,606	33,585	16,376	17,209
White		3,596	3,863		4,576	4,784		20,572	19,274		9,919	10,303
Non-White		7,114	7,259		9,763	10,367		16,763	18,332		6,455	6,900
1970	18,323	8,926	9,397	25,604	12,172	13,432	79,425	39,386	40,039	34,794	16,794	17,933
White		3,555	3,801		4,675	5,032		23,444	22,370		11,569	12,045
Non-White		5,368	5,596		7,486	8,384		15,713	17,373		5,192	5,854

Source: U. S. Census of  
Population

### Observations of Table I

Between the 1940 and 1970 census period, Lee County decreased in general population from 24,908 to 18,323--a loss of 6,585 persons. This decline was continuous for the 30-year period and occurred both in the white and nonwhite groups.

Since 1940, at least, the nonwhite population has outnumbered the white, but the greatest percent of decrease has occurred in the nonwhite group, and furthermore it has been more rapid than the white. By and large, this nonwhite outmigration has been caused by the absence of job opportunities which in turn has been partly a result of the mechanization of farm work.

**TABLE 2**

**TYPES OF WATER AND SEWER SYSTEMS FOR HOUSING UNITS**

	Lee County		Clarendon County		Sumter County		Kershaw County	
	1960	1970	1960	1970	1960	1970	1960	1970
All housing units	5,286	5,178	7,119	7,250	19,748	22,705	9,737	11,494
<u>Source of Water</u>								
Public System or Private Company	943	1,335	1,514	1,867	10,075	12,837	4,294	6,113
Individual Well	2,965	3,351	4,584	5,146	6,758	8,836	3,882	4,401
Other	1,378	485	1,021	249	2,915	1,039	1,561	899
<u>Sewage Disposal</u>								
Public Sewer	743	1,112	702	1,591	8,399	9,574	2,414	3,235
Septic Tank or Cesspool	1,230	2,130	1,966	2,783	5,436	8,964	3,692	6,316
Other or None	2,303	1,928	4,451	2,888	5,913	4,174	3,631	1,862

Source: U. S. Census of Housing

### Observations of Table 2-

One interesting fact noted in Table 2 is the total number of housing units in Lee County declined during the 1960—1970 census period. This point might be kept in mind while considering the overall general population decline also experienced in Lee County during the past several decades.

In 1960 Lee County had 17.8 percent of the total number of housing units on a public or private company water system. By 1970 this percentage had increased to 25.8 percent.

Similar comparisons of public sewer availability show that 14.1 percent of the total housing units in 1960 had public sewer service and that 21.5 percent had it by 1970.

One further comparison is that while in both 1960 and 1970 more housing units had access to water service (public system or private company sources) than public sewer service, the difference remained about the same; that is, 3.7 percent in 1960 and 4.3 % in 1970.

**TABLE 3****SELECTED HOUSING CHARACTERISTICS****(Plumbing Facilities, Ownership)**

	Lee County		Clarendon County		Sumter County		Kershaw County	
	1960	1970	1960	1970	1960	1970	1960	1970
All Housing Units	5,286	5,178	7,119	7,567	19,748	22,723	9,737	11,494
With all plumbing facilities	1,695	2,926	2,304	4,044	11,143	17,562	4,952	8,736
Flush toilet (exclusive use)	1,900	5,213	2,608	4,376	13,260	18,874	5,962	9,484
Flush toilet (shared)	51	17	23	9	483	48	122	30
Other toilet facilities or none	3,335	1,942	4,488	2,865	6,005	3,783	3,653	1,898
Owner occupied	2,115	2,658	2,744	3,691	8,335	11,520	5,448	7,451
White	1,513	1,824	1,681	2,277	5,612	7,728	4,075	5,824
Negro	602	834	1,063	1,414	2,723	3,688	1,373	1,627
Renter occupied	2,594	1,964	3,449	2,710	9,464	9,457	2,896	2,539
White	610	525	789	709	4,849	5,400	1,479	1,514
Negro	1,984	1,439	2,660	2,001	4,615	4,005	1,417	1,020

Source: U. S. Census of Housing

TABLE 4

RETAIL AND WHOLESALE TRADE

<u>RETAIL TRADE</u>	Lee County	Clarendon County	Sumter County	Kershaw County
1963				
Establishments (no.)	155	258	589	361
Sales X \$1,000	11,060	18,389	68,264	29,395
1967				
Establishments (no.)	187	271	598	420
Sales X \$1,000	13,705	23,104	89,643	41,795
<u>WHOLESALE TRADE</u>				
1963				
Establishments (no.)	12	15	69	32
Sales X \$1,000	3,345	5,379	31,988	11,565
1967				
Establishments (no.)	14	16	76	29
Sales X \$1,000	6,344	6,108	38,798	10,056

Source: U. S. Census of Business

**TABLE 5**

**WORK FORCE ESTIMATES**

Annual Average	LABOR FORCE				UNEMPLOYED				% OF TOTAL WORK FORCE UNEMPLOYED				AGRICULTURAL EMPLOYMENT			
	Lee County	Clarendon County	Sumter County	Kershaw County	Lee County	Clarendon County	Sumter County	Kershaw County	Lee County	Clarendon County	Sumter County	Kershaw County	Lee County	Clarendon County	Sumter County	Kershaw County
1967	5400	8950	27,150	14,150	700	550	1050	850	13.0	6.1	3.9	6.0	1800	2750	2400	1400
1968	5250	8600	26,600	14,550	450	550	1250	800	8.6	6.4	4.7	5.5	1750	2650	2250	1350
1969	5200	8100	27,750	15,650	400	350	1050	650	7.7	4.3	3.8	4.2	1600	2450	2100	1250
1970	5400	8300	26,950	16,050	500	500	1350	900	9.3	6.0	5.0	5.6	1600	2400	2150	1250
1971*	5350	8350	28,050	15,800	550	500	1350	950	10.3	6.0	4.8	6.0	1600	2350	2050	1200

\* Preliminary

Source: Work Force Estimates - S. C. Employment  
Security Commission

### DEVELOPMENTAL DECISIONS FACING LEE COUNTY

Based on a series of personal interviews with county officials and a cross-section of residents, conducted during summer of 1972 by the staff of the Local and Regional Assistance Office, Division of Administration, Office of the Governor, the following is a summary of problems and conditions, along with planning priorities, which are believed to be critical to Lee County's development and which a comprehensive planning program could effectively treat.



### Solid Waste Disposal

Widespread, open dumping exists in the more rural and isolated portions of Lee County where public garbage service is not provided. Several of these dumping sites drew complaints from local citizens from both a sanitary and visual viewpoint. These conditions, though not considered as presenting a critical problem at this time, should improve as the County undertakes a county-wide approach toward solid waste collection and disposal.

Local garbage service is provided in Bishopville and Lynchburg. These towns limit their collection routes to areas within their corporate boundaries, but Bishopville hopes to expand their service beyond city limits by 1974 or 1975. One private garbage service also operates in the County.

### Water and Sewer Service

Bishopville and Lynchburg each have separate water systems.

Within the corporate limits of Bishopville, water service is available to all areas. Bishopville is presently extending its water line system in conjunction with a proposed industrial site. Lynchburg also is presently involved in a water system project which will serve nearly all sections of the town plus a newly located industry.

There are some areas within Bishopville where sewer service is not yet available; however, local officials hope to expand this service before long.

### Medical Care and Hospital Facilities

Local officials are particularly concerned about the critical shortage of doctors, dentists, and other medical professionals in Lee County. Many people are traveling by

necessity to Florence and Sumter to see a doctor. It is reported that only four family physicians, one surgeon, and one dentist presently practice in the County. Most local residents, as well as hospital officials, say at least three additional general practitioners (including baby care) and one dentist are needed at once to practice in the area. Lee County is studying ways to bring in these additional medical professionals including partnership practices.

Some consideration is being given to offering office space in the Lee County Hospital to attract new physicians. However, local officials believe a key in attracting additional medical personnel in Lee County will be the enthusiasm with which they are received by the local doctors who are already set up.

The Lee County Hospital, located in Bishopville, is the only hospital in the County but is able to adequately serve most of its patients. The hospital has acquired considerable new equipment including a cardiac unit. However, hospital officials report that they are presently looking into several problem areas which include: frequent understaffed conditions, an improved system of providing a doctor for emergency room situations, and finances.

Primary reasons for understaffed conditions, according to local officials, include the higher competing salaries of neighboring hospitals and the inability of the Bishopville area to attract prospective hospital employees due to an absence of social and recreational offerings as compared to Florence and Sumter.

The present emergency room system provides a doctor for emergency situations by "call." That is, the emergency room does not actually have a full time doctor there at all times. This system normally proves to be adequate; however, there have been

instances where there was some delay in getting the doctor on "call" to the emergency room. Of course, the ideal situation would be to have a doctor at the emergency room at all times, but this is prohibited by the shortage of doctors in the area and the associated high cost.

Emergency medical service (EMS) throughout the County is provided by local rescue squads while a Bishopville funeral home offers ambulance service. The Lee County Hospital provides no ambulance service at this time. Overall, the emergency medical service over the County is rated as excellent. The Bishopville - Lynchburg Rescue Squad, supported only by donations, is highly rated by all local officials and other citizens. Members of the squad are all volunteers who serve without pay while maintaining their full-time jobs. Squad members are fully trained in first aid and ambulatory attendance and do not restrict their service to any areas.

It should be pointed out that the main function of the rescue squad is to provide service for emergency cases only. However, the squad often finds itself serving in a non-emergency role. For example, hospital out-patients are often carried to their homes upon dismissal and frequently hospital patients in Bishopville are taken to nearby hospitals upon transfer. The squad is proud to provide this service but feels that, to maintain a top flight emergency service, this non-emergency work could best be handled by another source--possibly by the Lee County Hospital.

Other than the county hospital facility, there is one private nursing home, located in Bishopville, and a county health clinic center, also in Bishopville.

In terms of future needs and desires of Lee County residents for improved or additional medical care, the following were most often expressed by those interviewed: first, as mentioned above, there exists a definite and critical need for additional general

practitioners and dentists. The current ratio of general population to one physician is approximately 4500 to 1. Also mentioned above was the desire to improve the emergency room situation at Lee County where a doctor would be more readily available. Also, some would like to see the hospital get a central air conditioning system. In other areas, a number of persons believe that medical care facilities and programs for the elderly are particularly lacking. Cases were cited where elderly persons suffering from diabetes, high blood pressure and other ailments are simply not able to support the high cost of treatment associated with these duration problems. Furthermore, it is believed that a substantial number of persons in these categories die annually because of their financial inability to pay for the cost of treatment. Some residents would like to see the current welfare program in the County altered so as to help these people with their medical costs.

### Zoning

Lee County does not have a zoning ordinance, but there is one for Bishopville. Although no major land use conflicts have arisen, County officials expressed a desire to consider a County zoning ordinance in the future as it appears that low cost houses are being located in somewhat of a haphazard manner, and the amount of available farm land is growing smaller. Interests seem to exist for a rezoning of Bishopville in an effort to obtain new areas for business development.

### Housing

With about 300 houses built under various federal programs during the last two years, the need for low income housing seems to be satisfied at least for the present.

A very strong need for housing seems to exist for rental facilities among the elderly, young marrieds -- particularly those in the middle income range -- and persons seeking only short time housing. Local officials think apartment complexes in this price

range would not only be appropriate, but also provide a means of attracting prospective residents. These apartments, especially housing for the elderly, would be particularly helpful to the large number of widows and retired persons throughout the County who can no longer maintain a home.

Another shortage of housing exists in the availability of middle price houses built and offered for sale on a private basis. This type home is practically nonexistent throughout the County and is a handicap in attracting new residents.

Although the federally subsidized housing seems to be sufficient in quantity, the quality, however, seems questionable according to local citizens. It was reported that some construction methods and materials used in these units are inferior. Residents are urging stricter licensing of contractors and more thorough inspections during construction. Some are advocating the establishment of a county housing authority.

#### Shopping Activity

Most of the business transactions of the County take place in Bishopville, the County seat. Limited to a general downtown business area of about five blocks, Bishopville does not seem to be as potent a business area as it could because a substantial number of persons, reportedly, are shopping out of town--in fact, out of the County. Naturally, Florence and Sumter are favorite shopping areas for Lee County residents. To help stimulate business and shopping activity all over the County, local businessmen along with town and County officials are eager to see future development of the downtown areas. In addition to adding new businesses and shops, they pointed out the need for beautification of the shopping areas. Particular targets of such a beautification plan would be the elimination of several unsightly vacant buildings in Bishopville and Lynchburg. Also, it is felt that proper zoning will be necessary to provide for the most effective business development.

### Services

Lee County is particularly deficient in resident plumbers, carpenters, electricians, heating and airconditioning specialists, radio and TV repairmen, appliance repairmen, and home remodeling contractors. Actually, ample business is available to support these services, yet rarely do these service related operations locate in Lee County.

Residents report that it is next to impossible to get servicemen when first needed. Although there are several service companies scattered over the County, a broken refrigerator, a leaky faucet, or a TV "on the blink" usually means a long wait before some out-of-county repairman can make his way over.

Nearly all those interviewed felt that future County planning could deal with ways of getting these service people to locate locally. The Lee County Vocational School System, discussed elsewhere, is attempting to solve the problem by increased vocational training in these service areas.

### Roads, Streets, and Parking

The network of roads and streets over Lee County provide quick and easy travel throughout the County and to farther destinations by means of State and federal highways including S. C. Routes 34, 341, 154, 58, 527, and 441; and U. S. Routes 15, 76, and 401 in layout somewhat resembling a spoke system where Bishopville is the hub. In support of these routes is the secondary road system which almost leads to anywhere from anywhere.

Several of the major highways mentioned above have special significance to Lee County presently and would certainly affect future County development. These are separately discussed below. U. S. Route 76, passing through Lynchburg in the lower portion of the County, connects Sumter and Florence directly and is one of the most traveled roads

in Lee County. The segment of U. S. 76 in Lee County provides little along the way to encourage travelers to stop. Some of those interviewed would like to see development along this route. U. S. 15 connects Sumter and Hartsville by passing through Bishopville, and is another of the County's heavily traveled roads which has development potential--especially so as it will form an intersection with I-20. Finally, S. C. 34, which more or less parallels I-20 from Camden to Bishopville, further connects Bishopville to Darlington and is the most direct route there in fact. This road, too, would be a factor in future development. However, when completed, I-20 will no doubt relieve S. C. 34 of much of its traffic flow with an associated effect on local economy.

Overall, most residents seem to be well satisfied with the pattern and convenience of the various roads and streets throughout Lee County though some rural citizens would like to see a little more attention given to the maintenance of farm to market roads. In looking ahead, local officials are hopeful of expanding several two lane highways into four lanes throughout the County.

Parking problems seem to be centered around the Bishopville downtown area, but recent utilization of several back lots of Main Street stores as parking areas has helped to increase the total number of parking spaces for the town. Similar parking space conversion is expected in the future, but local officials and businessmen believe any major growth of the Bishopville business area would put an extreme burden on existing parking facilities; thus they would like to see future planning efforts recommend parking alternatives.

Interstate Highway 20, alluded to above, is still under construction across Lee County. When completed, I-20 will follow an east-west path across the County. Passing just south of Bishopville, I-20 will link Camden, Bishopville, and Florence (actually, I-20 will intersect I-95 just west of Florence).

Obviously, the impact of I-20 upon Lee County will be significant to say the least. The benefit the County receives from I-20 will depend largely upon its overall planning program which among other things must take into account the resultant change in traffic patterns and the value placed on adjoining land.

Several observations or predictions about the effects of I-20 on Lee County can be singled out at this stage. These include the following:

- (1) Persons coming into Lee County via S. C. 34 with destinations of Darlington and Florence will probably switch over to I-20 upon its completion, bypassing Bishopville altogether.
- (2) The overall traffic flow into the County should increase as persons previously taking I-95 to U. S. 378 enroute to Columbia begin to substitute the U. S. 378 route with I-20; thus spending more traveling time in Lee County.
- (3) With proper planning, I-20 could strengthen the economic base of the County, but it would seem reasonable to assume that certain businesses, such as service stations and motels along S. C. 34 would experience a decrease in business as travelers begin to use I-20 and bypass Bishopville.

#### Air Facilities

Local officials are extremely interested in improving the County airport whose runway is presently too short to handle twin engine planes. It is believed that a runway capable of handling such aircraft might open the County to further industrial development as more and more plant officials are traveling by private aircraft and must have air facilities near their plants.



### Employment

One of the primary handicaps of Lee County is the absence of sufficient job opportunities. Particularly lacking is employment for those on the professional level. As evidence of the problem, it is reported that about 1300 residents of Bishopville actually are employed outside the town; many, in fact, outside the County. This pattern seems to be true all over Lee County.

Other reported employment problems include the difficulty white and black females have in finding jobs.

### Law Enforcement

Law enforcement is provided by the Lee County Sheriff's Department, the Bishopville Police Department, and the Lynchburg Police Department.

Most residents of Lee County believe they are receiving adequate police protection, but some residents, as well as law enforcement officials, pointed out the need for several possible improvements.

First of all came suggestions for personnel additions to the forces. This need seems especially important as incidents of vandalism seem to be increasing. Furthermore, patrol coverage is limited as officers are obligated to perform such related duties as traffic control, supervision of athletic events, funerals, prisoner transfer between jails, and courtroom duty. The ability of the various police forces to provide full law enforcement and protection is decreased as officers are required to perform the above services along with their main duties. The Town of Lynchburg, in fact, often finds itself without any police protection at all when its officers are involved in out of town courtroom duty or are transferring prisoners, for example.

Law enforcement officers expressed a strong desire for a criminal research lab. They report considerable time is now being lost as lab tests must be performed in Columbia. A research lab in the County, they say, would make for quicker court procedures and also free officers from frequent travel to the Columbia research lab at SLED.

Improvements in overall law enforcements, according to local officials, would result from stricter requirements about officers attending the State Police Academy.

Suggestions were heard concerning the improvement of court procedures. These included the establishment of a separate juvenile court and pretrial conferences between the solicitor and policemen.

The improper use of drugs is not considered to be a serious problem at present, but law enforcement officials expressed hope of acquiring new men in the future who are expert in this area.

Several problems seem to be common to the various law enforcement agencies in the County. Probably the most serious of these is the recruitment of good men. With competition from industrial firms and other towns, many potentially good lawmen accept jobs with higher paying salaries. Another problem is with the communication systems within each department. Several are old and incapable of direct communication on a 24-hour basis. Crowded and insufficient jail space adds to the list. The county jail also serves as a hold over for the towns. This facility is also hard pressed for space to store records and needs a breathalyzer, but a LEAP grant for these improvements is expected.

#### Fire Protection

This is an area of community improvement residents of Lee County are most interested in.

Rural fire protection is badly needed as the 17 County volunteers with one 500 gallon truck simply cannot cover the entire County. The Bishopville and Lynchburg fire units do provide some out of town protection at times, but here again this coverage is limited.

Many citizens interviewed, whether town or rural residents, are thinking in terms of a county provided rural fire service with strategically placed substations. This type of fire protection could and probably should be coordinated with the development of rural water systems.

### Recreation

On a county level, there is no organized recreational program. However, there are several baseball fields for Little League programs, and the Woodmen of the World support a softball field and program. A teenage canteen is rented from private owner whose payment in part comes from the United Fund. Facilities include a swimming pool, an area for dancing, pool tables, and tennis courts. The canteen is open for those between 13 and 19 years of age. Lee State Park, near Bishopville, is bordered on one side by the Lynches River and naturally offers a variety of water activity. The Park also maintains a swimming pool. In addition, there is one private pool in the County.

Residents agreed the most critical need in recreation is for the youth. A gymnasium was cited as a specific facility to be considered in the future--possibly a YMCA and YWCA complex. Parents are understandably concerned over the absence of recreational outlets for their children. Many are eager to see the development of theatres, bowling lanes, skating rinks, local parks, and possibly a museum.

### Vocational Education

With over 1200 students presently enrolled in the vocational program of Lee County School system, it is hoped that a greater number of students will graduate from high school. Other purposes of the vocational program is to reduce the number of would-be untrained workers. Furthermore, the County is trying to supply the demands of residents for more and better trained carpenters, electricians, repairmen, and other service workers.

The vocational program offers some of the traditional vocational courses and is being designed to include others such as food services, health training, nursing, and cosmetology. Also, vocational directors are trying to establish an adult vocational program. This program would seem especially important as the existing labor force is basically untrained.

Without additional funds, school leaders say, it would be impossible to enlarge the vocational system and difficult to continue the present one. Space is already crowded as it is, and any program enlargement would probably require new facilities. Financially, the situation is so bad that last year the final month of training had to be dropped because of insufficient funds. Furthermore, salaries and expenses keep going up, yet the budget remains the same.

Local leaders are critically interested in this vocational system as it relates directly to the labor force and employment. They expressed a strong desire for planning efforts to focus sharply on ways to maintain and improve the vocational system.

### Political Structure

The present system of County government seems to be achieving a high level of cooperation not only among itself but with the various town governments. The workings

of County government provides for smooth and orderly business. Residents are particularly satisfied with the way the County government is attempting to develop Lee County. Many people feel that historically Lee County has not asserted itself in the area of developing employment opportunities.

#### Industry - Agriculture

According to the 1970-71 S. C. Industrial Directory, at least 15 industrial firms are operating in the County. Several are large employers; for example, near Bishopville are two textile plants with employment of near 200, another with over 400, and a building panel firm employing approximately 200.

Local officials are eager to see future industrial development. They point out, though, that they are hopeful that a wide variety of industrial operations can be obtained including agriculturally related firms utilizing the large soybean crop.

To varying degrees, the problems of the County discussed in this report have hindered industrial development. Some citizens believe past County political interests have also stood in the way. Nevertheless, future industrial growth in Lee County will certainly depend on how the County handles these problems and seeks out industrial prospects.

Alluded to above was the soybean crop productivity. Actually, the County's fertile soil and climate makes for good growing seasons. Normally, production yield in tobacco and corn is also good. While agriculture is not as critical to the County's economic base as it once was, it still is quite important, and in this respect local leaders are eager to obtain agriculturally related industry. Few are in operation at present.

SUMMARY OF ISSUES, OPPORTUNITIES, AND LOCAL  
DEVELOPMENT OBJECTIVES

Most of the problems and needs discussed earlier are related at least in part to the scarcity of job opportunities throughout the county. Until the employment situation changes, it is not likely that the population will stop declining. Certainly industrial development and the utilization of land, especially along I-20, will be key factors in the employment picture.

The ability of Lee County to offer adequate housing for all people will no doubt be a part of the county's total development program. Along with quality housing, prospective residents will be looking for recreational and social outlets to complement their living. Presently, Lee County needs considerable development in these areas if it is to compete with neighboring metropolitan areas.

So far, a prime limitation of the county's potential for growth has been its own inability to cope with key problems and an overall insufficient amount of operating money. The planning program recommended herein is designed to provide an effective method for the solution of the problems. Furthermore, the planning program is designed to coordinate and utilize the many public and private resources potentially available for assistance in the solution of the county's problems.

## AGENCIES WITH IMPACT ON SPECIFIED DEVELOPMENT PROBLEMS

A number of agencies, particularly in the public sector, appear to be available to provide special assistance to Lee County in the solution of development problems confronting the area. In regard to transportation, the Bureau of Public Roads at the Federal level, and of course, the State Highway Department are most significant. The Farmers Home Administration, possibly HUD, EDA, the Department of the Interior, and, at the State level, the Board of Health and the Water Pollution Control Authority are most likely to offer aid in the solution of problems related to the proper provision of water and waste treatment facilities. HUD and the Bureau of Outdoor Recreation of the Department of the Interior may also be in a position to provide assistance to local recreational and historical preservation efforts. At the State level, the Department of Parks, Recreation and Tourism and the State Recreation Commission can be asked to play an active role. The Department of Agriculture, and Corps of Engineers, and the United States Geological Survey are other Federal agencies which may be able to provide help relating to flood control problems and recreational possibilities.

In the fields of housing and planning, the Santee-Wateree Regional Planning Council and the Local and Regional Assistance Section of the Governor's Office are the agencies most appropriate to assist Lee County in the solution of its problems.

Of course there are many additional Federal and State agencies which might be expected to contribute to the physical, social and economic development of the Lee County area. In terms of planning and development, the State Development Board and Local and Regional Assistance Section of the Governor's Office are available. Also on hand are State and Federal programs related to education, aviation, law enforcement and others.

In terms of coordinating local efforts to obtain federal or state assistance in all fields, particularly those of interest to Lee County such as water and sewer facilities, recreation, and other areas discussed herein, it is strongly recommended that the County maintain its close working relationship with the Santee-Wateree Regional Planning Council. More than any other agency, this office can assure that Lee County's requests for aid in various fields are channeled to the proper state and federal agencies. However, the key to success in resolving Lee County's development challenges in preparing the way for a sound future in the area will be the leadership provided by local agencies. Leading the list are, of course, the Town Councils as well as appropriate elected County officials. In addition, the County Planning Commission should assume overall responsibility for the preparation of a comprehensive plan and the coordination of activities of these several agencies toward the implementation of that plan.

To conclude, there are many public agencies at all levels of government that, combined with private efforts from many areas, can be expected to contribute significantly to the County's future. The effectiveness of their contribution, however, will depend greatly on the leadership provided by the elected officials at both the Town and County levels, the coordination achieved with the Santee-Wateree Regional Planning Council and, finally, on the Lee County Planning Commission which can assume the responsibility of overall supervision of the County's planning and development effort.



## PAST PLANNING WORK

Until recently there had been practically no organized planning activity in Lee County although several isolated studies have been prepared. Two of these include the Lee County Comprehensive Water and Sewerage Plan, April, 1969, and the Santee-Wateree Resource, Conservation and Development Project Plan which includes Clarendon, Kershaw, Sumter, and Lee Counties.

During the past year, Lee County has organized and legally established the Lee County Planning Commission under State Act 487 and is currently underway in their first year of planning work.

The Lee County Planning Commission is organized as a city-county joint planning commission whereby the Towns of Bishopville and Lynchburg participate jointly with Lee County in the planning program.

In addition to this agency, the county also maintains a development board which primarily deals with industrial development but not exclusively.

The water and sewerage plan mentioned above was prepared under the direction of the Lee County Industrial Planning Board which was basically set up to acquire the plan. This board no longer exists.

Lee County is one of four counties in the Santee-Wateree Regional Planning Council. This agency works closely with Lee County and has assisted with numerous projects including water and sewer line additions and housing problems.

Furthermore, the Santee-Wateree Regional Planning Council has prepared numerous regional and area plans. Those plans covering Lee County include:

Historic Preservation Plan  
Land Use Sketch Plan  
Comprehensive Health Sketch Plan  
Water and Sewer Plan and Program  
Initial Housing Element and Operation Breakthrough  
Law Enforcement Plan  
Population and Economic Study

### RECOMMENDATIONS FOR PLANNING ORGANIZATION

Basic to any recommendation for a local planning program is an evaluation of the organization established for planning.

Noted earlier was the fact that Lee County has a planning commission which is just underway with its first year planning work. As the commission is organized under Act 487, maximum coordination of planning agencies can be expected.

It is suggested that the planning commission and the development board remain as separate agencies with each coordinating its work with the other. Possibly early in the planning stage, understandings between the two could be made concerning the specific duties of each and areas of overlap which might occur.

Furthermore, both agencies should work closely with the Santee-Wateree Regional Planning Council and the Office of Local Assistance, Division of Administration, Office of the Governor. These offices will assist Lee County in every way toward their planning goals.

## RECOMMENDED SCHEDULE OF PLANNING WORK FOR LEE COUNTY

Because the county has had no prior planning program, the schedule of recommended planning work set forth in this report places special emphasis on the initial, basic phase of the planning program, which is used for any county. Particularly important to the county's planning effort will be the development of suitable base maps, and land use information.

In addition, the proposed program is intended to provide a sound, long-range guide for growth and to assist the county's leaders in their day-to-day decision making. A particular emphasis has been placed upon those factors of development which the county feels to be most critical. Basic among these is the need to establish an overall policy for growth--economically, physically, socially, and culturally. Therefore, a general development plan including land use, thoroughfares, and community facilities is recommended. During the first year, this effort would be limited to the preparation of a preliminary development plan particularly oriented to land use. More detailed recommendations related to the plan could follow at a later time, as necessary. Matters related to downtown improvement and parking, for example, as well as recreation, libraries, education, and other public services could be included in the more detailed aspects of plan preparation to be undertaken later.

More immediate is the need to study Lee County's housing. A limited attempt at evaluating the county's problem, in the form of an Initial Housing Element Survey, is recommended as an early phase of the local planning program.

Because of the county's size and potential fiscal capacity, it is also believed that

analysis of the county's governmental function would be most useful during the early stages of the planning program. Hopefully, suggestions for improving local governmental operations might be forthcoming. This improvement could result in a higher level of local service and a more effective planning program.

Regarding citizen participation, it is hoped that county and town leaders, together with strong newspaper support, could find ways to increase and encourage interest. Santee-Wateree Regional Planning Council and the Local and Regional Assistance Section of the Division of Administration would propose to assist Lee County in their local efforts. One immediate recommendation is that the planning commission schedule periodic meetings open to the public.

Thus, while the overall planning program recommended for Lee County over the next five years is quite broad in scope, the work suggested for execution during the first year is restricted to what are considered to be the most critical needs, namely: base mapping, a land use survey and analysis, a land use plan, and a housing element survey, as well as continuing efforts to achieve more effective citizen participation.

## THE FIVE YEAR PROGRAM

The following program of planning work elements is recommended to be undertaken in Lee County during the five year period from 1972 to 1977. It is understood that this program will be reviewed annually by local officials together with the Santee-Wateree Regional Planning Council and the Division of Administration and revised as considered appropriate to satisfy changing community trends. The list of program elements is designed to provide the county with an effective overall guide for growth. In addition, it places special emphasis on the community problems discussed throughout this Reconnaissance Survey.

- A. Planning Education for Local Officials (underway)\*
- B. Mapping \*
- C. Land Use Survey and Analysis\*
- D. Land Use Plan \*
- E. Housing Element \*
- F. Thoroughfare Plan
- G. Community Facilities Plan
- H. Recommended Zoning Ordinance
- I. Public Administration Study
- J. Public Improvements Program and Capital Improvements Budget
- K. Subdivision Regulations
- L. Planning Review and Revision
- M. Neighborhood Analysis

\* To be done the first year

It is proposed that the work recommended above be performed according to the following Fiscal Year schedule (assuming a fiscal year which begins on July 1 annually and concludes on June 30 of the subsequent year).

PROPOSED FIVE YEAR SCHEDULE OF PLANNING WORK  
LEE COUNTY

<u>Fiscal Year 1972-1973</u>	<u>Fiscal Year 1973-1974</u>	<u>Fiscal Year 1974-1975</u>	<u>Fiscal Year 1975-1976</u>	<u>Fiscal Year 1976-1977</u>
1. Housing Element	1. Preliminary Thoroughfare Plan	1. Neighborhood Analysis	1. Public Improvements Program & Capital Improvements Budgets	1. Public Administration Study
2. Base Maps	2. Zoning Ordinance	2. Housing Studies		2. Planning Review and Revision
3. Land Use Survey and Analysis	3. Subdivision Regulations		2. Housing Studies	3. Housing Studies
4. Land Use Plan	4. Communities Facilities Study			
	5. Housing Studies			

This program, as well as the one year program below, was designed by Lee County Officials, the Santee-Wateree Regional Planning Council, and the Division of Administration and is recommended to the leadership of Lee County for their consideration.

RECOMMENDED FIRST YEAR PROGRAM

Within the framework of the five year program recommended above, it is proposed that the following work elements be done in Lee County during the first year:

1. Housing Element
2. Base Mapping
3. Land Use Survey and Analysis
4. Land Use Plan

## Description of Work Elements

### 1. Initial Housing Element

The Housing Element is a policy, adopted by appropriate officials, for the improvement of housing in the county. Specifically, it is a study which shall attempt to identify housing problems in the county and obstacles to improving housing conditions. Based on these problems and obstacles, the Housing Element shall establish goals and objectives for improving housing conditions, together with a program of planning and implementation activities designed to accomplish these ends. A specific three to five year schedule of planning and implementation activities, together with cost estimates, shall be adopted as policy by appropriate officials and included as part of the Housing Element.

In addition, the study shall discuss and evaluate the effectiveness of low-income housing suppliers and any local ordinance constraints on the low-income housing market.

### 2. Planning Area Base Maps

Two sets of planning area base maps shall be drawn as follows: (1) one shall constitute a series of maps, the scale of which shall be one inch equals 400 feet; (2) the second map, which shall be a composite of the one inch to 400' scale maps, shall be at a scale of not less than one inch equals 1,000 feet; (3) the maps shall show corporate limit lines of all incorporated places located wholly or partly within the planning area and all county boundary lines located within the planning area; (4) the maps shall show highways, roads, streets, street names, railroad lines, airfields, shorelines, streams, bodies of water, important utility lines, major parks and recreational facilities, major institutional facilities, and such other important physical features as

are deemed necessary and/or desirable to be shown; (5) the maps shall have a north arrow graphic scale and title; (6) the maps shall be suitable for the preparation of the specialized maps necessary for other basic planning studies, elements of the comprehensive plan, and plan implementation devices and regulations; (7) the maps shall be drawn in ink or on high-quality drafting linen, cronaflex, or a material of equivalent quality from which prints can be made on standard ozalid type reproduction machines; (8) a map shall be drawn covering Lee County in its entirety at a scale of not less than one inch equals one mile.

To the maximum extent feasible, existing cartographic sources will be utilized, including, but not limited to, the following:

1. Tax maps showing property lines
2. Highway Maps
3. Engineering Maps
4. Insurance Maps
5. Miscellaneous Maps

Approximately eight plates would be drawn as part of the 400 foot scale base mapping program. The plates will conform to the statewide grid system and the recommended coverage is considered sufficient to include the planning area.

"Planning area" as used in this report refers to Lee County as a whole unless specified otherwise.

### 3. Land Use Survey and Analysis

a. Land Use Maps. A field survey of existing land uses in the county will be made to determine to the greatest extent possible the use of land and the condition



of structures throughout the county. Structural conditions shall be rated as good, fair, deteriorating, or dilapidated. From this field data, two types of land use maps shall be prepared: (1) the first type will be a series of maps which shall be prepared from base maps by adding lot lines from existing tax maps, if available, or apparent lot lines where they can be readily determined from existing maps or photographs, and shall show by appropriate symbol or pattern the land use of each parcel of land and the condition of all structures. Land use categories to be shown on the existing land use map shall include residential, social and cultural, commercial, industrial, wholesale, and vacant land. If it is deemed necessary or desirable for the county, some of these major categories may be further broken down into sub-categories for more detailed analysis. Land use classification systems for individual communities will be designed to meet their specific needs and must be approved by Local and Regional Assistance. To the extent feasible, swamps, marshes, and other undeveloped areas which present unusual problems for urban development shall be identified on the existing land use maps. This existing land use map (or series of maps) shall be drawn at a scale of one inch equals 400 feet on high-quality drafting linen, cronaflex, non-fading sepia prints, or a material of equivalent quality from which black and white prints can be made. (2) The second set of land use maps shall be presented on the composites prepared for each town at a scale of not less than one inch equals 1,000 feet, also on a high-quality, non-fading, opaque paper print upon which the generalized land use pattern of the affected area is shown by appropriate colors. (3) The third map shall show in generalized patterns land use for the entire county at a scale of not less than one inch equals two miles, also on high-quality, non-fading opaque paper print.

b. Land Use Analysis. The land use maps shall be measured to estimate the absolute amounts (acreages) and percentages of land which fall in each of the major land use categories both in the corporate limits and within the remaining planning area surrounding the municipality. The amount of vacant or undeveloped land which is suitable for conventional types of urban or rural development, as well as the amount of vacant or undeveloped land which presents unusual problems for urban or rural development, shall be identified. This study shall also discuss any unusual or unique land use problems which exist within the planning area.

The text of the existing land use analysis shall set forth the above information plus information on factors such as location, topography, and transportation facilities which affect the development of the planning area. Specific findings and evaluations about the amount and pattern of existing land use, adequacy of the sites used by major community facilities, and structural conditions in the planning area will be incorporated along with applicable maps, charts, and tables in a published report.

4. Land Use Plan.

The Land Use Plan shall set forth a proposed land use arrangement or pattern for the planning area which will be dimensioned according to the anticipated land use requirements for the planning area two decades in the future. This proposed land use arrangement shall be designed to provide logical, convenient, and workable relationships between the various major categories of land uses. Particular attention will be given the coordination of land planning programs and transportation planning programs.

The results of the Land Use Plan study shall be presented in the form of a textual report and a land use plan map. The report shall discuss the proposed land use

arrangement as shown on the land use map and the factors considered in arriving at the proposed land use arrangement. Among the factors to be discussed in the Land Use Plan report shall be existing land uses; topography, general subsoil characteristics, and utilities to serve the various sections of the planning area, public transportation facilities, existing plans for schools and recreation facilities to meet present and anticipated future needs; and land requirements for various use in the planning area.

The determination of future land requirements in the planning area shall be discussed on the basis of such factors as the present and anticipated future populations and the population densities and characteristics in the planning area; the existing economic base characteristics and potentialities for economic growth in the planning area; and established space requirement standards for the planning area.

The Land Use Plan Map shall show the locations and extents of areas proposed for the various categories of residential, commercial, and industrial land uses and for the public and semi-public land uses through the use of symbols, patterns, or colors. The maps shall also show thoroughfares, other types of transportation facilities, and other major physical features and facilities.

Two Land Use Plan Maps of the planning area shall be prepared at a scale of not less than 1 inch equals 1,000 feet. One version of this map shall be prepared on high-quality, non-fading, opaque paper print upon which the various proposed future land uses shall be shown through the use of colors. A second version of this map shall be prepared on high-quality drafting linen, cronaflex, non-fading sepia print, or a material of equivalent quality from which black and white prints can be made. Proposed future land uses shall be shown on this second map through the use of symbols or patterns.

### Costs and Schedules

It is recommended that the work program set forth above be scheduled for completion within one year after the initiation of the project. Following is an estimated cost schedule:

<u>Plan Element</u>	<u>Estimated Cost</u>
1. Housing Element	\$ 2,614.00
2. Base Maps	6,000.00
3. Land Use Survey & Analysis	3,564.00
4. Land Use Plan	<u>3,476.00</u>
Total Cost	\$15,654.00

The county has been advised of federal assistance available in the financing of its local planning program under the provisions of Section 701, Housing Act of 1954, as amended. Based on the use of this program, the above work schedule could be financed according to the following schedule:

Federal Cost:	\$11,741
Local Cost:	<u>3,913</u>
Total	\$15,654

It would be noted that the above ratio assumes three-fourths participation by the federal government, and one-fourth participation by Lee County. The county qualifies for this funding because it has been classified as eligible by the Economic Development Act of 1965.

### Staff Needs

Lee County presently has no professional planning staff capability at the local level and no reason to expect any in the foreseeable future because of the general shortage of planners nationally and local financial limitations. For this reason, it will be necessary to provide such planning assistance from outside sources. At the present time, it is anticipated that planning services, if requested by the county, will be furnished by either the staff of the Santee-Wateree Regional Planning Council, Local and Regional Assistance, or a consulting firm.